



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2017-7053  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 10/11/2017              **In control:** City Council  
**Final action:** 11/21/2017  
**Title:** Zoning Reclassification Map No. 3-H at 1431-1437 N Milwaukee Ave - App No. 19400T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-H  
**Attachments:** 1. O2017-7053.pdf, 2. SO2017-7053.pdf

Date	Ver.	Action By	Action	Result
11/21/2017	1	City Council	Passed as Substitute	Pass
11/20/2017	1	Committee on Zoning, Landmarks and Building Standards		
11/20/2017	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	
10/11/2017	1	City Council	Referred	

### ORDINANCE

#### ***BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:***

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-2 Community Shopping District symbols and indications as shown on Map No. 3-H in the area bounded by

North Milwaukee Avenue; a line 350.00 feet south of and parallel to the south line of North Honore Street; the alley next northeast of and parallel to Milwaukee Avenue; and a line 425.04 feet south of and parallel to the south line of North Honore Street

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Address: 1431-1437 North Milwaukee Avenue, Chicago, Illinois

## ■ "JNAL FOR PUBLICATION

SUBSTITUTE PLANS AND NARRATIVE

17-13-0303-C(I) NARRATIVE ZONING ANALYSIS

SUBJECT PROPERTY: 1431-1437 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS ZONING: B3-3 COMMUNITY

SHOPPING DISTRICT LOT AREA: 8,850 SQUARE FEET

LAND USE: THE PROPERTY IS CURRENTLY IMPROVED WITH A FOUR-STORY BRICK BUILDING. THE PROPERTY WILL BE REHABBED TO PERMIT AN ADDITIONAL NINE (9) DWELLING UNITS ON FLOORS TWO THROUGH FOUR AS FOLLOWS: SIX (6) NEW UNITS ON THE SECOND FLOOR, TWO (2) NEW UNITS ON THE THIRD FLOOR, AND ONE (1) NEW UNIT ON THE FOURTH FLOOR. THERE WILL BE A TOTAL OF SEVENTEEN (17) DWELLING UNITS. APPLICANT IS USING SECTION 17-10-0102-A OF THE CHICAGO ZONING ORDINANCE TO ELIMINATE A PARKING AND LOADING REQUIREMENT FOR THE BUILDING BECAUSE IT IS A CONTRIBUTING BUILDING WITHIN THE MILWAUKEE AVENUE CHICAGO LANDMARK DISTRICT.

- A) FLOOR AREA RATIO: 3.27; TOTAL FLOOR AREA IS 28,875 SQUARE FEET
- B) DENSITY (LOT AREA PER DWELLING UNIT): 521 SQUARE FEET
- C) THE AMOUNT OF OFF-STREET PARKING: 0 OFF STREET PARKING SPACES (BASED ON PROVISIONS OF SECTION 17-10-0102-A) AND WILL PROVIDE 0 BIKE PARKING SPACES.
- D) SETBACKS:
  - A. FRONT SETBACK: 0 FEET 0 INCHES (EXISTING)
  - B. REAR SETBACK: 0 FEET 0 INCHES (EXISTING)
  - C. SIDE SETBACKS: 0 FEET 0 INCHES (EAST) (EXISTING) AND 0 FEET 0 INCHES (WEST) (EXISTING)
- (E) BUILDING HEIGHT: 50 FEET 2 INCHES (EXISTING)

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INTERIOR CONVERSION OF EXISTING 8 D.U. BLDG. TO 17D.U. 1431-37 N.  
MILWAUKEE AVE. CHICAGO, IL

**BUGAJ ARCHITE**

1223 N MILWAUKEE SUITE 200 CHICAGO, IL 60642 TEL 773-666-5655 E-MAIL MAIL@BUGAJARCHMITECTS.COM WEB: WWW.BUGAJARCH11ECTS.COM

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INTERIOR CONVERSION OF EXISTING 8D.U. BLDG. TO 17D.U. 1431-37 N. MILWAUKEE AVE. CHICAGO, IL

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**BLJC3/LJ ARCHITECTS**

1223 N MILWAUKEE SUITE 200 CHICAGO, IL 60642 TEL 773-666-5655 E-MAIL: MAIL@BUGAJARCHITECTS.COM WEB: WWW.BUGAJARCHITECTS.COM <http://WWW.BUGAJARCHITECTS.COM>

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**BUGAJ**

1223 N MILWAUKEE AVE SUITE 211 CHICAGO IL 60642 TEL 773-666-5655 E-MAIL: MAIL@BUGAJARCHITECTS.COM WEB: WWW.BUGAJARCHITECTS.COM

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